



**THE PLANNING, ZONING AND
HISTORICAL APPROPRIATENESS COMMISSION (PZHAC)
MONDAY DECEMBER 5, 2022, 2:30 PM**

MINUTES

1. PLEDGE OF ALLEGIANCE

Chairperson Yolanda Lucero led the Pledge of Allegiance.

2. ROLL CALL AND DETERMINATION OF QUORUM

Mayor Nora L. Barraza took roll call.

Commissioner Jones – Present
Commissioner Walkinshaw - Present
Chairperson Lucero - Present
Commissioner Salas- Not Present
Commissioner Nevarez – Present

Mayor Barraza declared a quorum.

3. CHANGES / APPROVAL OF AGENDA

Motion to approve the agenda with correction to Case #061493 (Araios to Avalos) was made by Commissioner Nevarez and seconded by Commissioner Walkinshaw.

Roll Call Vote:

Commissioner Jones - Yes
Commissioner Walkinshaw – Yes
Commissioner Nevarez – Yes
Chairperson Lucero - Yes

Motion passes.

4. PUBLIC INPUT

None

5. APPROVAL OF CONSENT AGENDA

1. *PZHAC MINUTES: November 21, 2022, Regular Meeting Minutes

Motion to approve the consent agenda and Case #061491 (which was administratively approved) was made by Commissioner Jones and seconded by Commissioner Walkinshaw.

Roll Call Vote:

Commissioner Nevarez – Yes
Chairperson Lucero - Yes
Commissioner Walkinshaw - Yes
Commissioner Jones - Yes

Motion passes.

6. INFORMATION FOR ADMINISTRATIVE APPROVALS

- a. **PZHAC Case #061491** – 2615 Calle de Guadalupe, submitted by Emily Coss to repaint exterior walls same color as existing. **Zoned: Historical Residential (HR)**

7. NEW BUSINESS

- a. **PZHAC Case #061492** – 2869 Calle del Sur HSEG, submitted by Micaela Cadena to install an additional 9 solar system modules on the roof of the house. PZHAC previously approved 9 modules on 11/21/22 – Case #061484. **Zoned: Rural Farm (RF)**

Staff presented facts of the case.

Motion to approve was presented by Commissioner Nevarez and seconded by Commissioner Walkinshaw.

Discussion followed.

Roll Call Vote:

Commissioner Walkinshaw – Yes
Commissioner Jones – Yes
Commissioner Nevarez - Yes
Chairperson Lucero – Yes

Motion passed.

- b. **PZHAC Case #061493** – 2500 Calle de Colon, submitted by Maria Avalos, on SE side of property to remove dead tree, remove chain link fence, place culvert in ditch, and lay 4” base course on existing material (24’ wide x 50’ length on). **Zoned: Historical Residential (HR)**

Staff presented facts of the case.

Motion to approve was presented by Commissioner Nevarez and seconded by Commissioner Jones.

Discussion followed. Commissioner Nevarez commented that he agrees with the notes sent by Tom Maese regarding missing items in this application. Commissioners Walkinshaw and Jones agreed.

Motion to table the original motion for more information was made by Commissioner Nevarez and seconded by Commissioner Jones.

Roll Call Vote:

Commissioner Jones – Yes
Commissioner Walkinshaw – Yes
Chairperson Lucero – Yes
Commissioner Nevarez - Yes

Motion passed.

- c. **PZHAC Case #061494** – 2970 Camino Castillo, submitted by Dino & Leslie Cervantes for a full house renovation/additions. **Zoned: Single Family Residential (R-1)**

Staff presented facts of the case.

Motion to approve was presented by Commissioner Walkinshaw and seconded by Commissioner Jones.

Discussion followed.

Roll Call Vote:

Commissioner Walkinshaw – Yes
Chairperson Lucero – Yes
Commissioner Nevarez - Yes
Commissioner Jones – Yes

Motion passed.

8. COMMISSIONERS / STAFF COMMENTS

Mayor Barraza commented that for the two rural farm applicants that passed today can pick up their permits and pay their fees tomorrow.

Commissioner Nevarez commented that he has not received any information about the cell tower but has been asked about it by different constituents. He would like to receive a briefing about it. He also commented that since we do not currently have a community development coordinator, the Town could reach out to the University about interns.

Mayor Barraza commented that the Town has reached out to the University in the past but have gotten no results from it. There are currently a couple of people who have shown interest in the position.

Concerning the cell tower, she commented that the cell tower is not for the PZHAC at this time as there is not an application before the Commission. It is a legal matter at this point. Please refer any questions to the Town's attorney, Joseph Cervantes. She also reminded the commissioners not to sign petitions as this would mean that they could not vote on this case if it came before the PZHAC. Commissioner Nevarez will reach out to the University.

Chairperson Lucero commented that that there are storage containers going up in areas that are not allowed. There have also been complaints about the mobile homes that are at the corner of Calle del Norte. Mayor Barraza will notify the town's new code enforcement officer to follow up with these issues.

Commissioner Nevarez commented about a short-term rental on Erminda. Mayor Barraza commented that she did receive a letter about it from the homeowners' association (HOA). The

town cannot enforce HOA rules. Since it is in the Historical Residencial zone, the owner can apply for a business license. Commissioner Jones asked about Dona Ana County rules for short-term rentals. Mayor Barraza will follow up.

Chairperson Lucero commented on the cell tower issue. Mayor Barraza reminded the commissioners that the issue is under litigation so there should be no discussion or comments about it at this point.

Clerk-Treasurer Rani Bush explained that she would be sending all the commissioners' emails about their term of service. Three commissioners' (Lucero, Salas And Nevarez) terms will finish at the end of December.

Mayor Barraza updated the Commission about the Lodgers' Tax Board.

9. ADJOURNMENT

Motion to adjourn was made by Commissioner Nevarez and seconded by Commissioner Jones.

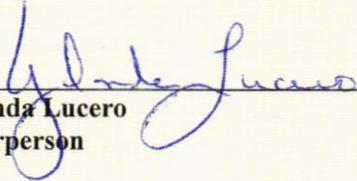
Roll Call Vote:

Commissioner Jones - Yes
Commissioner Walkinshaw - Yes
Chairperson Lucero - Yes
Commissioner Nevarez - Yes

Motion passes.

Meeting was adjourned at 3:07 p.m.

APPROVED THIS 19th DAY OF DECEMBER 2022.



Yolanda Lucero
Chairperson

ATTEST:



Rani Bush
Town Clerk-Treasurer

